

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☒

Property Name: Frank and Frances Dent House Inventory Number: SM-555
Address: 22811 Washington Street Historic district: ☐ yes ☒ no
City: Leonardtown Zip Code: 20650 County: Saint Marys
USGS Quadrangle(s): Leonardtown
Property Owner: Shan Investments, Incorporated Tax Account ID Number: 032507
Tax Map Parcel Number(s): 290 Tax Map Number: 127
Project: MD 5 Business within Leonardtown Town Limits Streetscape Agency: Maryland State Highway Administration
Agency Prepared By: Maryland State Highway Administration
Preparer's Name: Anne Bruder and Stacey Streett Date Prepared: 01/03/2006

Documentation is presented in: Maryland Inventory of Historic Properties Survey Form SM-555 and Project and Review Compliance Files

Preparer's Eligibility Recommendation: ☐ Eligibility recommended ☒ Eligibility not recommended
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: ☐ yes ☐ no Listed: ☐ yes ☐ no

Site visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Note: Please refer to the Maryland Inventory of Historic Properties (MIHP) Form SM-555 for specific information regarding the architecture and historic context.

The Frank and Frances Dent House was constructed in the mid-1920s. It is a two-story, side-gable, frame building that is located on the northwestern corner of Church and Washington Streets. The building faces east toward Washington Street. It is extremely altered and no longer conveys its original design since it was converted into a medical practice. The survey form from 1997 indicates that the dwelling is a significant Dutch Colonial Revival-style residence.

The original design of the side-gable building is three bays wide by two rooms deep with gable-end brick chimneys. Currently, a central, two-story, two-bay-wide, cross-gable building is flanked by two-story, three-bay-wide, side-gable wings, which have additional wings projecting on the sides. The original dwelling is located adjacent to and incorporated into the north elevation of the modern building. A fully enclosed, full-width, first-story porch extends across the façade of the original house, and the main entrance is located at the center of the porch. A one-story, shed-roof wing extends from the north elevation of the original house.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments:

John J. [Signature]
Reviewer, Office of Preservation Services

3/23/06

Date

[Signature]
Reviewer, National Register Program

3/27/06

Date

200600560

The entire exterior of the medical facility is clad in vinyl siding and replacement windows have been installed on the building. These heavy alterations seriously compromise the integrity of the design and feeling of the Frank and Frances Dent House.

The main entrance to the medical facility is located at the center of the façade (east elevation) on the cross-gable projection beneath a portico, which is topped by a balustrade. The porch is supported by two turned posts. Open railing spans the area between the posts and the façade. Paired and single one-over-one, double-hung, sash storm windows are installed throughout the building. Lintels accentuate the windows on the façade of the modern building.

Asphalt shingles cover the roofs. The original brick chimneys are visible along the ridge of the roof.

The building is bordered by mature coniferous and deciduous trees to the north, Church Street to the south and Washington Street to the east, and a metal water tower to the west rises above the canopy of trees. A white picket fence borders the parcel along the corner of the intersection. The historic boundary is confined to St. Mary's County tax parcel 290, lot 2 on tax map 127.

History

The property was originally owned in 1925 by G. Frank and Frances Dent. They purchased a half acre parcel at the corner of Washington and Church (formerly Griswold) Streets from the Vestry of St. Andrews Parish. The Dent family subdivided the adjacent parcel and built three identical residences as rental units during the mid-1920s. The rental units were among the first to provide affordable housing to residents of Leonardtown.

Significance

Based on the information in the 1997 MIHP Form and SHA's field visit, the Frank and Frances Dent House is not eligible for inclusion in the National Register of Historic Places (NRHP) under Criterion C (architecture). The building has been severely compromised by massive alterations and additions to the original dwelling. Fenestration has been replaced and the original cladding has been covered over in vinyl siding. As a result, the integrity of design, materials, workmanship and feeling has been diminished. Research conducted did not identify events or persons of local, state or national importance associated with the Frank and Frances Dent House. Therefore the Frank and Frances Dent House is not eligible for inclusion in the NRHP under Criteria A or B. Criterion D was not investigated as part of the historic standing structures study.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

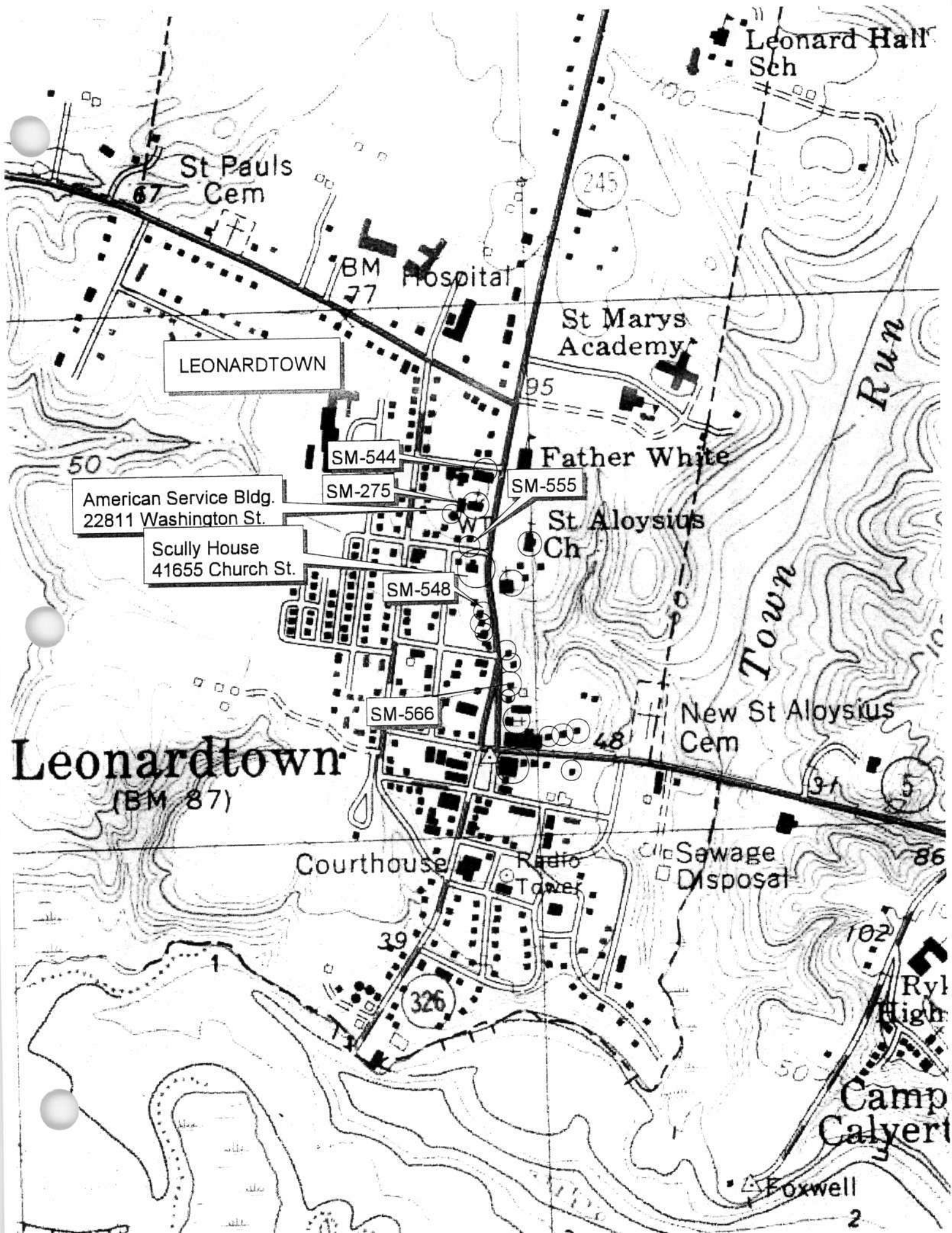
MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date





Capsule Summary

SM-555

Frank and Frances Dent House

Leonardtown

Private

c. mid-1920s

The Frank and Frances Dent house, constructed in the mid-1920s, represents a significant Dutch Colonial Revival-style dwelling located near the heart of Leonardtown's commercial center. This two story, three bay, frame dwelling, erected by G. Frank and Frances Hatfield Dent, reveals how Leonardtown's residents displayed a renewed interest in regional colonial building forms in the 1920s.

On March 26, 1925, G. Frank Dent and his wife Frances Hatfield Dent (a nurse who was originally from West Virginia) purchased a half acre property at the corner of Washington and Griswold (now Church Street) from the Vestry of St. Andrews Parish for \$1,000. The Dent family was also responsible for subdividing an adjacent parcel and building a series of three identical homes during the mid-1920s (SM-549). These three rental units represent one of the first subdivisions providing affordable housing in Leonardtown.

The Dent house and property, called "the Southeast corner of the Vestry Lot," was encumbered by several restrictions. The 1925 deed notes that the property could not be used for any type of business and could not be occupied by a "colored" person. These restrictions represent some of the earliest attempts at zoning in Leonardtown. While it is not clear whether the town or the vestry desired these regulations, the racial composition and uses around St. Peter's Church could be manipulated and controlled using these legal devices. These land use methods, common in towns across Maryland and the entire country, were eventually superseded by Civil Rights legislation in the 1960s and 1970s.

SM-555, Frank and Frances Dent House
St. Mary's County
Maryland Comprehensive State Historic Preservation Data

Historic Context

Geographic Organization:	Western Shore
Chronological/Developmental Period:	Industrial Urban Dominance, 1870-1930
Historic Period Theme:	Architecture

Resource Type

Category:	Building
Historic Environment:	Town
Historic Function and Use:	Residence
Known Design Source:	None

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. SM-555

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Frank and Frances Dent House

and/or common

2. Location

street & number NW corner of Church and Washington Streets ☐ not for publication

city, town Leonardtown ☐ vicinity of congressional district 3

state Maryland county St. Mary's

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name David C. and Erin Gass

street & number PO Box 383 telephone no.: (301) 475-2619

city, town Leonardtown state and zip code Md 20650

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse liber EWA 626

street & number folio 230

city, town Leonardtown state Md

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. SM-555

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Contributing Resource Count: 2

The Frank and Frances Dent house is located at the northwest corner of Washington and Church Streets in Leonardtown, Maryland. The 0.4 acre lot is bounded to the south and east by a picket fence interrupted on the east side by a pair of squat, brick columns topped with round ornaments. Between these columns is a swinging gate that permits entry towards the primary elevation of the house. To the west, the dwelling is bounded by a one story frame house and to the north is a two story, frame building once associated with nearby St. Peter's Chapel (SM-275).

Constructed in the 1920s, the frame, two story, three bay Dutch Colonial Revival style dwelling exhibits a gambrel roof with a large shed dormer that nearly extends the entire width of the roof. While the foundation is obscured, the exterior walls are covered with aluminum siding. The roof is covered with raised seam metal and is pierced by two, exterior end, brick chimneys. The house also exhibits a shed roof addition on the north gable-end elevation and a screened-in porch with a nearly flat roof supported by a pair of slender Tuscan columns on the south side. These columns support a horizontal beam that is cantilevered beyond the length of the porch. The ends of the beam are then diagonally cut--a similar detail found on the porches of Dent's Subdivision as well (SM-549). This porch is also shaded by a series of aluminum awnings.

The primary or east elevation is distinguished by its three symmetrically placed bays. A centrally located, twelve light and wood panel door is flanked on either side by paired one-over-one, double-hung sash windows. Directly above these bays are three symmetrically placed one-over-one windows. These bays are all part of a shed dormer that runs almost continuously across the entire roof line. A small section of roof separates the dormer in order to create the distinctive gambrel roof outline on each of the gable ends.

A one-and-a-half story garage is also located in the northwest corner of the property. Oriented on a north-south axis, this frame building with a roughly rectangular shape and attenuated elevation features a tilted-square window that lights the half story above the garage. According to Ed Stockel, a local historian, this garage was also used as an apartment at one time.

8. Significance

Survey No. SM-555

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates

Builder/Architect

check: Applicable Criteria: ☒ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Frank and Frances Dent house, constructed in the mid-1920s, represents a significant Dutch Colonial Revival-style dwelling located near the heart of Leonardtown's commercial center. Erected by G. Frank and Frances Hatfield Dent, the house illustrates how Leonardtown's residents subscribed to a renewed interest in regional colonial building forms in the 1920s.

On March 26, 1925, G. Frank Dent and his wife Frances Hatfield Dent (a nurse who was originally from West Virginia) purchased a half acre property at the corner of Washington and Griswold (now Church Street) from the Vestry of St. Andrews Parish for \$1,000. The Dent family was eventually responsible for subdividing an adjacent property and building a series of three identical homes during the mid-1920s (SM-549).

The Dent property, called "the Southeast corner of the Vestry Lot," was encumbered by several restrictions. The 1925 deed notes that the property could not be used for business and could not be occupied by a "colored" person. These restrictions represent some of the earliest attempts at zoning in Leonardtown. While it is not clear whether the town or the vestry desired these encumbrances, the racial composition and uses of the property around St. Peter's Church could be manipulated and controlled. These land use restrictions, common in towns across Maryland and the entire country were eventually superseded by Civil Rights legislation in the 1960s and 1970s.

9. Major Bibliographical References

Survey No. SM-555

Interview with Ed Stokel. January, 1997.

10. Geographical Data

Acreage of nominated property 0.5 acres

Quadrangle name Leonardtown

Quadrangle scale 1:24 000

UTM References do NOT complete UTM references

A

Zone Easting Northing

B

Zone Easting Northing

c

D

E

F

G

H | | | | | | | | | |

Verbal boundary description and justification

Same as per deed description.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Kirk E. Ranzetta, Historic Sites Surveyor

organization St. Mary's County Planning and Zoning

date February 1997

street & number 22740 Washington Street

telephone (301) 475-4662

city or town Leonardtown

state Md

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2022
410-514-7600

SM-555, Frank and Frances Dent House

St. Mary's County

8.1 Significance

Chain-of-title (Please note that all records can be found in the Land Records Office, St. Mary's County Courthouse in Leonardtown, Maryland unless otherwise noted.)

Reference: Liber EWA 626, Folio 230

Grantee: David C. and Erin K. Gass

Grantor: Richard C. Shoemaker

Date: October 21, 1991

Notes: This deed notes a plat in liber MRB 24, Folio 77. The Gass' purchased the property for \$95,000.

Reference: Liber MRB 249, Folio 463

Grantee: Ellen Jo Shoemaker

Grantor: The Vestry of St. Peter's Chapel, St. Andrews Parish

Date: February 13, 1986

Notes: The deed lists the property as Lot #2 of St. Peter's Subdivision. It was purchased for \$65,000.

Reference: Liber MRB 62, Folio 189

Grantee: The Vestry of St. Peter's Chapel, St. Andrews Parish

Grantor: Robert M. McKinney, personal representative of Frances Hatfield Dent's estate

Date: December 31, 1979

Reference: Liber CBG 13, Folio 418

Grantee: G. Frank and Frances Hatfield Dent

Grantor: William G. and Violet M. Fenwick

Date: June 12, 1942

Reference: Liber CBG 13, Folio 416

Grantee: William G. and Violet M. Fenwick

Grantor: G. Frank and Frances Hatfield Dent

Date: June 12, 1942

Reference: Liber JMM 3, Folio 70

Grantee: G. Frank Dent

Grantor: Vestry of St. Andrews Parish

Date: March 26, 1925

Notes: As the SE corner of the subdivided Vestry lot, this 47/100 acre lot was purchased for \$1000 by the Dent's. The deed also contains a restrictive covenant that banned "colored persons" and business uses. Charles W. Heard surveyed a plat of the property on February 20, 1925, but it could not be found.

Reference: Liber EBA 6, Folio 357

Grantee: Vestry of St. Andrew's Parish

Grantor: Convention of the Protestant Episcopal Church of the Diocese of Washington

Date: April 29, 1907

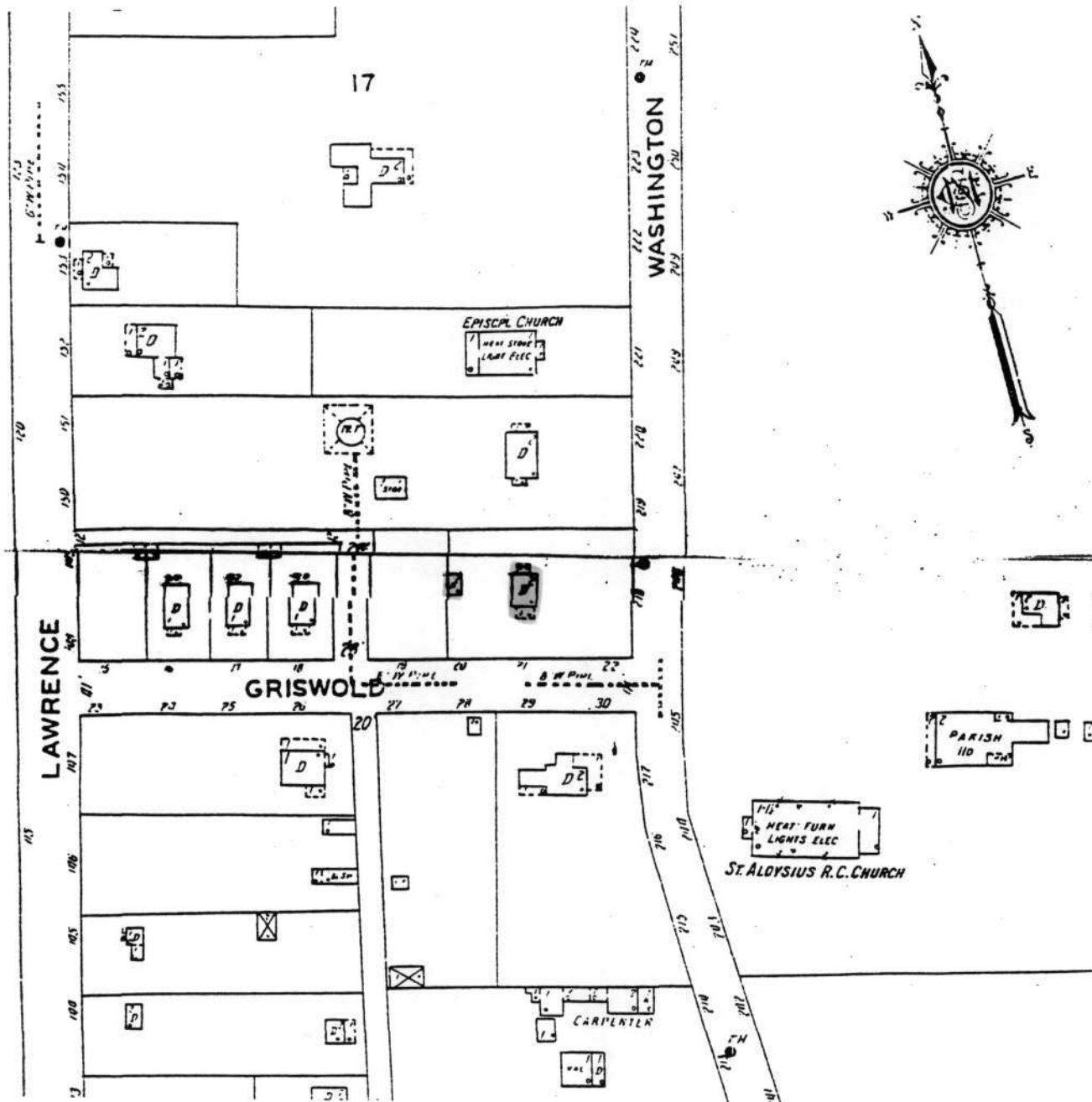
SM-555, Frank and Frances Dent House
St. Mary's County
8.2 Significance

Reference: Liber EBA 4, Folio 328
Grantee: Vestry of St. Andrew's Parish
Grantor: Asa A. and Anna G. Lawrence
Date: February 6, 1905

Reference: Liber JJG 2, Folio 101 (Mortgage)
Grantee: Asa A. Lawrence
Grantor: James A. Gary
Date: July 2, 1894
Note: This property just one of seven pieces of property mortgaged.

Reference: Liber JFF 4, Folio 361
Grantee: Asa A. Lawrence
Grantor: Joseph H. Key and Robert C. Combs
Date: December 23, 1880
Note: In this confirmatory deed, Lawrence is given official ownership of the land. Apparently Maria Key sold Lawrence the land without initiating a deed. Joseph Key and Robert Combs confirm the validity of this sale through this instrument.

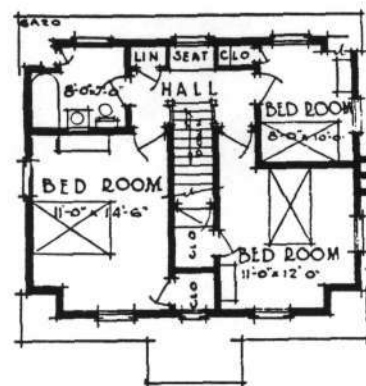
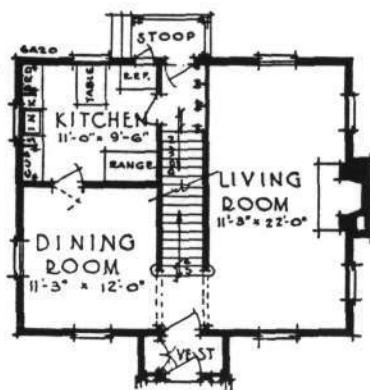
SM-555, Frank and Frances Dent House
 St. Mary's County
 8.3 Significance



1928 Sanborn Fire Insurance Company Map of Leonardtown showing the Dent house located at the Northwest corner of Griswold and Washington Streets. Note its proximity to the three rental properties that the Dent family built in the 1920s (See also SM-549).

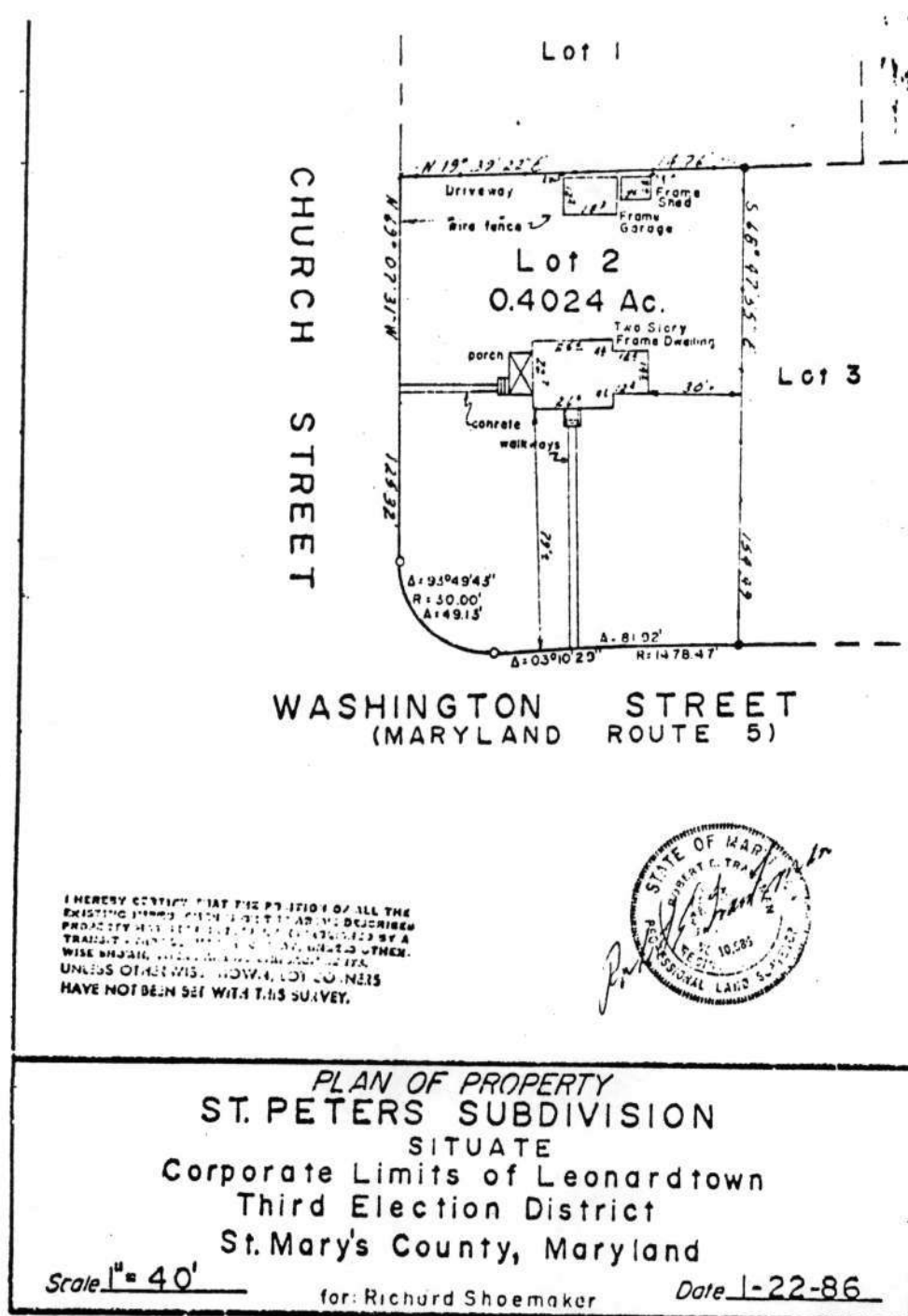
SM-555, Frank and Frances Dent House
St. Mary's County
8.4 Significance

SMALL HOMES OF DISTINCTION

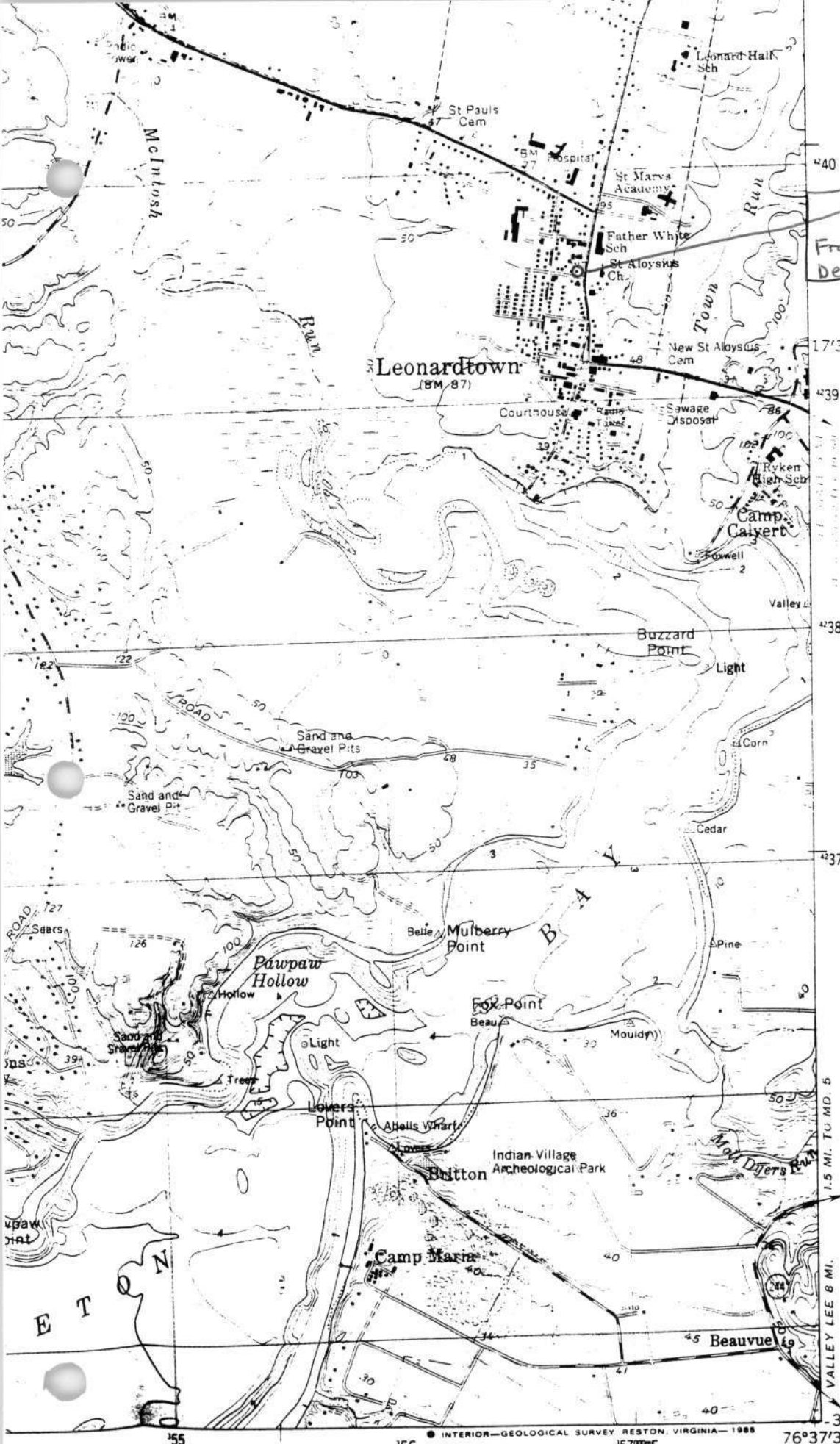


Similar to the Dent House, this Dutch Colonial Revival home appeared in a book entitled Authentic Small Houses of the Twenties: Illustrations and Floor Plans of 254 Characteristic Homes edited by Robert T. Jones in 1929. Publications such as this acquainted interested readers with an array of house styles and plans popular during the 1920s. These houses revealed a renewed interest in regional colonial building forms. As the Dent house illustrates, Leonardtown's residents found these new designs economically and aesthetically viable.

SM-555, Frank and Frances Dent House
 St. Mary's County
 8.5 Significance



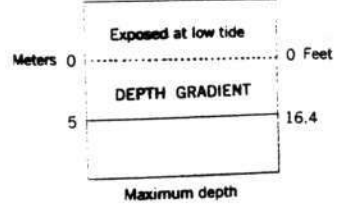
Plat of the Dent House completed January 22, 1986 for Richard Shoemaker.



SM-555
Frank + Frances
Dent House

Feet	Meters
1	3048
2	5096
3	9144
4	12192
5	15240
6	18288
7	21336
8	24384
9	27432
10	30480

To convert feet to meters
multiply by 3.048
To convert meters to feet
multiply by 3.2808



LEONARDTOWN, MD.
SW/4 LEONARDTOWN 15' QUADRANGLE
38076-C6-TB-024

1963
BATHYMETRY ADDED 1982
PHOTOREVISED 1984
DMA 5660 I SW SERIES V833

INTERIOR—GEOLOGICAL SURVEY RESTON, VIRGINIA—1988

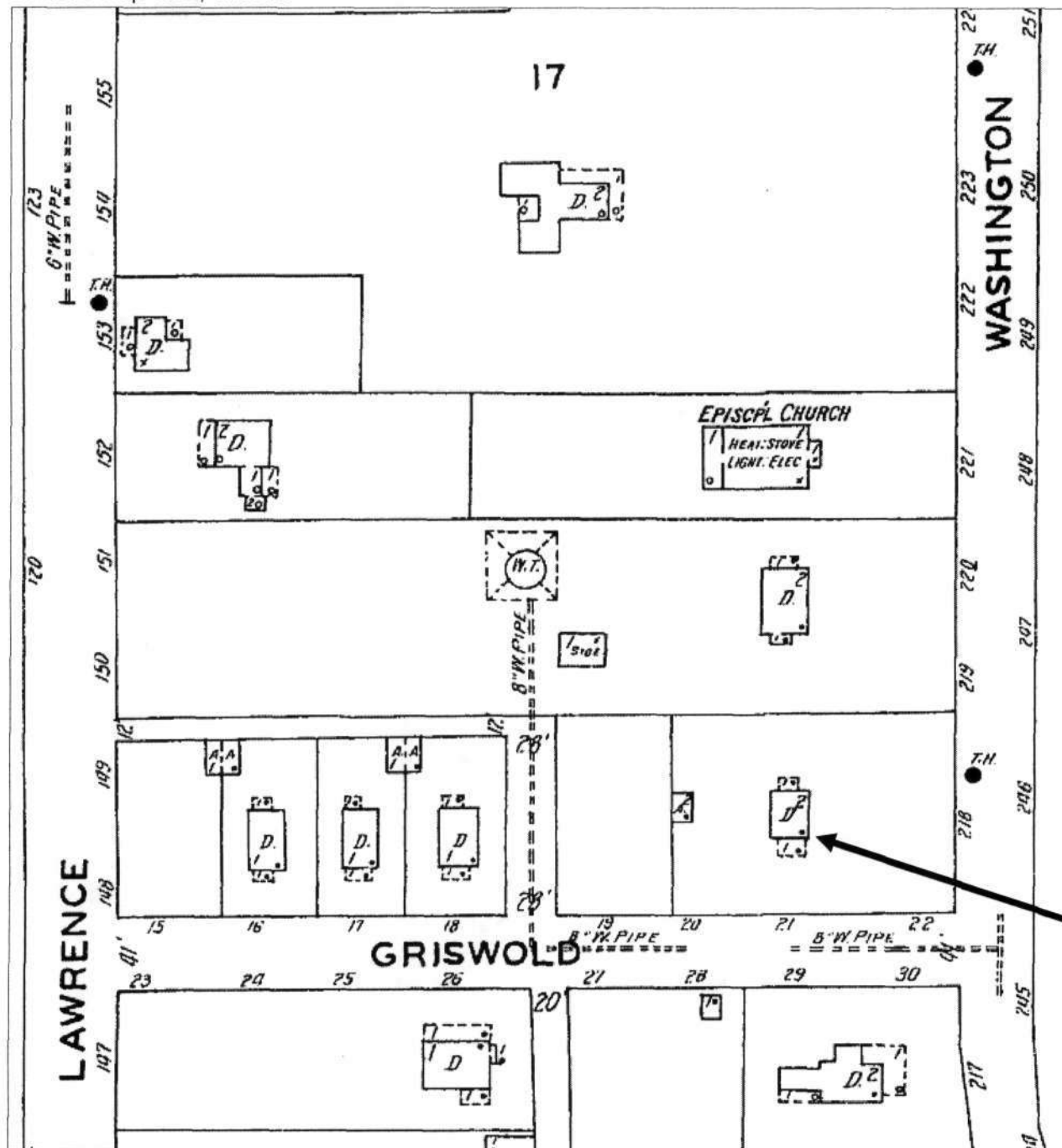
ROAD CLASSIFICATION

Heavy-duty ——— Light-duty ———

(PIN-Y POINT
5660 II NE

SM-555
 Frank & Frances Dent House, site
 22811 Washington Street (MD 326), Leonardtown
 Sanborn Map 1928, Sheet 3

DEMOLISHED c. 1999



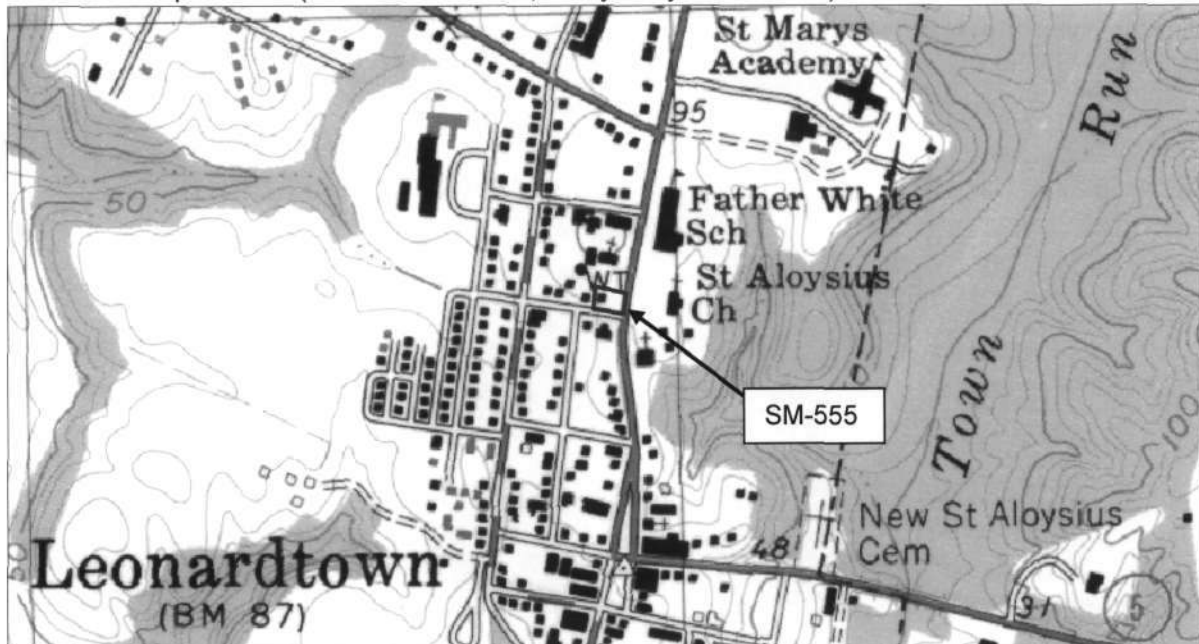
SM-555

DEMOLISHED c. 1999

Frank & Frances Dent House, site

22811 Washington Street (MD 326), Leonardtown

Leonardtown quad 1963 (Photorevised 1984, Bathymetry added 1982)



National Web Map Service 6" Orthophoto Map,
c. 2007-08

Tax Map 127, P. 290, Lot 2

